

ELBOROUGH PLACE

ASHLAWN ROAD, RUGBY, WARWICKSHIRE, CV22 5QE



A NEW COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES

ELBOROUGH PLACE, RUGBY

DEVELOPMENT LAYOUT

KEY

	Alverton	2 bedroom home
	Maidstone	3 bedroom home
	Ellerton	3 bedroom home
	Buchanan	3 bedroom home
	Moresby	3 bedroom home
	Ennerdale	3 bedroom home
	Bewdley	3 bedroom home
	Brentford	3 bedroom home
	Chester	4 bedroom home
	Kingsley	4 bedroom home
	Haversham	4 bedroom home
	Hesketh	4 bedroom home
	Radleigh	4 bedroom home
	Ashburton	4 bedroom home
	Alnmouth	4 bedroom home
	Lamberton	5 bedroom home
	Marlowe	5 bedroom home
	Affordable Housing	
	Bike Store	
	Bin store	
	S/S Substation	
	GG Gas Governor	
	BCP Bin Collection Point	
	LEAP Local Equipped Area for Play	
	VP Visitor Parking	



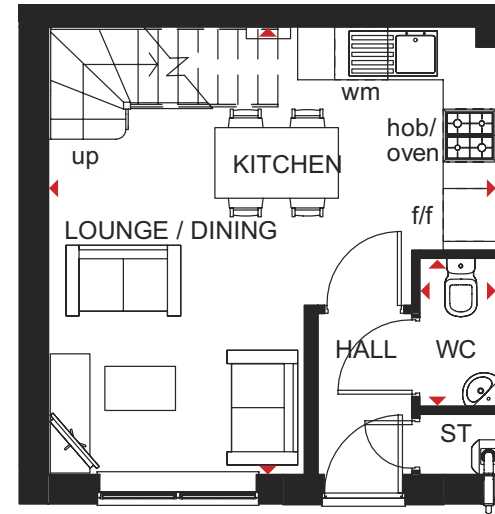
AMBER

THE CLASSIC
COLLECTION

2 BEDROOM HOME



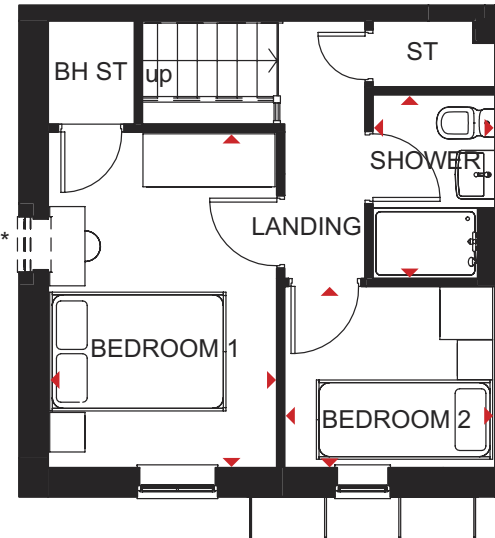
- This home is a perfect start for first-time buyers
- A good-sized open-plan lounge, dining area and fitted kitchen make up the ground floor along with a separate WC
- Upstairs is a double bedroom, a single bedroom, a shower room and plenty of storage space



Ground Floor

Kitchen/ Lounge/Dining	5075 x 5076mm	16'6" x 16'6"
WC	867 x 1680mm	2'8" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	2598 x 3814mm	8'5" x 12'5"
Bedroom 2	2389 x 2061mm	7'8" x 6'8"
Shower Room	1388 x 2087mm	4'5" x 6'8"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulkhead store	◀▶	Dimension location

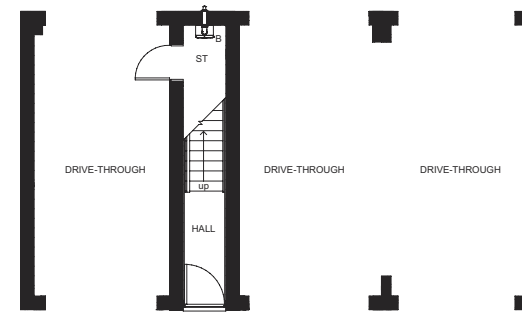
ALVERTON

THE CLASSIC
COLLECTION

2 BEDROOM HOME



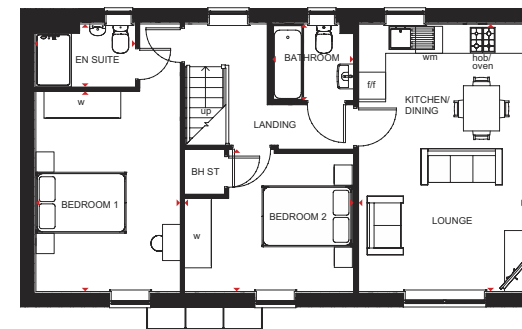
- This first-floor home will appeal to first-time buyers
- The open-plan fitted kitchen with dining area and lounge is a bright and airy place to relax or entertain friends
- There are two double bedrooms, the largest with its own en suite shower room, and a fully fitted bathroom



Ground Floor

Drive-through	6000 x 3000mm	19'7" x 9'8"
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[Approximate dimensions]



First Floor

Lounge/ Dining/Kitchen	3683 x 5924mm	12'0" x 19'4"
Bedroom 1	3199 x 4453mm	10'5" x 14'6"
En Suite	2211 x 1398mm	7'3" x 4'6"
Bedroom 2	3751 x 3063mm	12'3" x 10'0"
Bathroom	1803 x 1701mm	5'9" x 5'6"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	◀▶ Dimension location
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	BH ST	Bulkhead store	w	Wardrobe space	

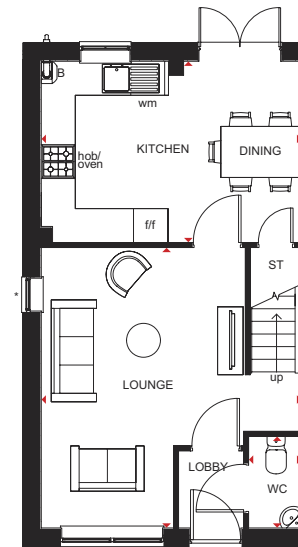
MAIDSTONE

THE CLASSIC
COLLECTION

3 BEDROOM HOME



- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms, the generous main with en suite, a single bedroom and family bathroom

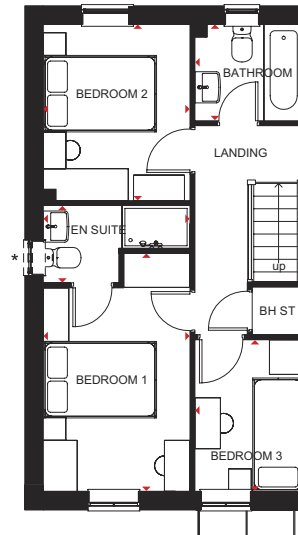


Ground Floor

Lounge	4598 x 4955mm	15'1" x 16'2"
Kitchen/Dining	4598 x 3202mm	15'1" x 10'5"
WC	935 x 1620mm	3'1" x 5'3"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

[Approximate dimensions]

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	BH ST Bulkhead store	f/f Fridge/freezer space	
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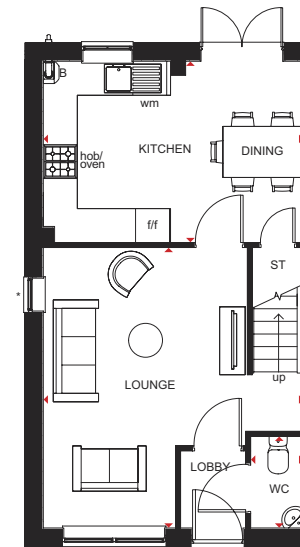
MAIDSTONE

THE CLASSIC
COLLECTION

3 BEDROOM HOME



- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms - the generous main with en suite - a single bedroom and family bathroom

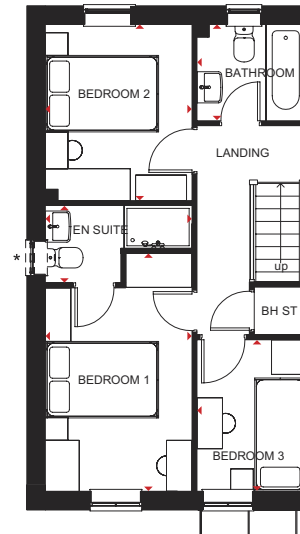


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BARRATT
HOMES



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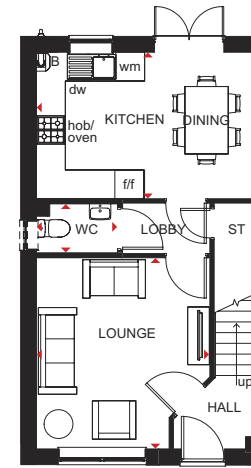
ELLERTON

THE CLASSIC
COLLECTION

3 BEDROOM HOME



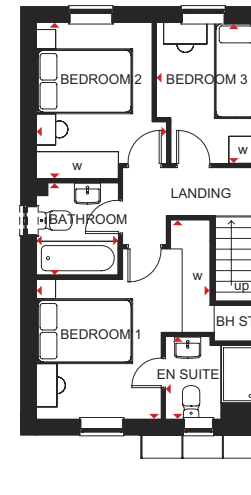
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	3605 x 4138mm	11'10" x 13'7"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

(Approximate dimensions)

KEY	B Boiler	wm Washing machine space	W Wardrobe
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead store	dw Dishwasher space	



BARRATT
HOMES



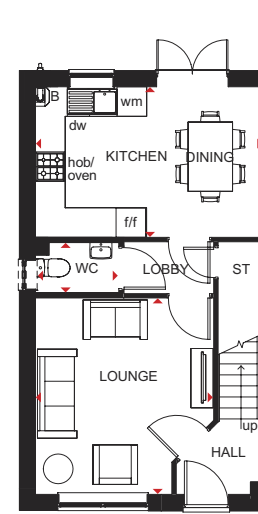
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3 BEDROOM HOME



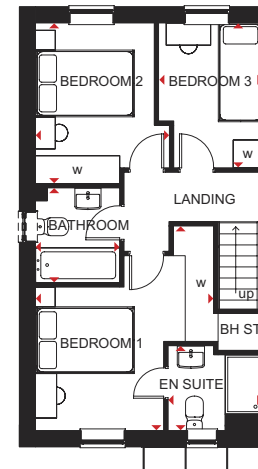
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



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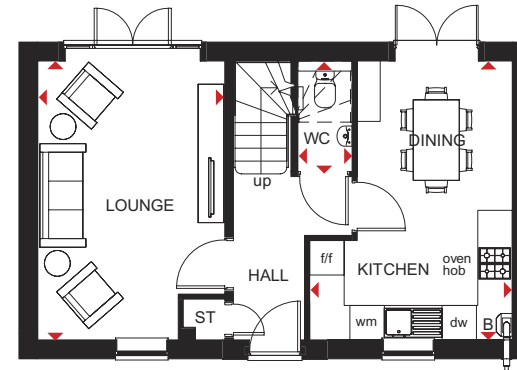
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KEY	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead store	dw Dishwasher space	

3 BEDROOM HOME



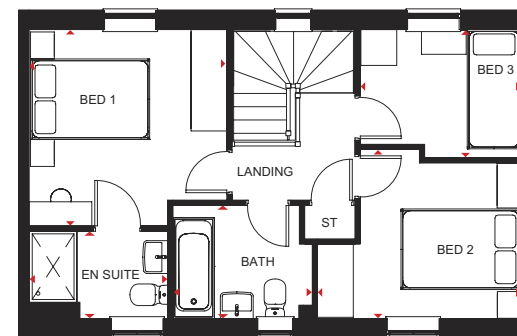
- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- Well-proportioned lounge with French doors leading to the garden
- First floor features two double bedrooms with en suite to main bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	4848 x 3250mm	15'11" x 10'8"
Kitchen/Dining	3521 x 4848mm	11'7" x 15'11"
WC	1921 x 943mm	6'4" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	3312 x 3292mm	10'11" x 10'10"
En Suite	2322 x 1468mm	7'7" x 4'10"
Bedroom 2	3413 x 2836mm	11'2" x 9'4"
Bedroom 3	2696 x 2150mm	8'10" x 7'1"
Bathroom	2335 x 1900mm	7'8" x 6'3"

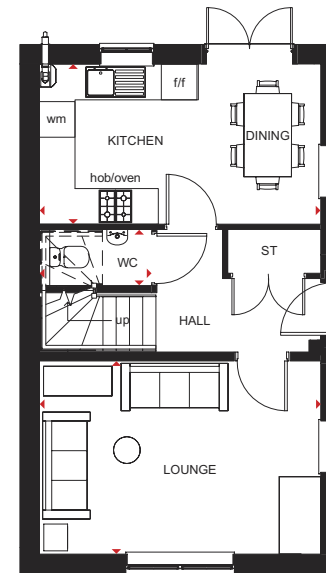
(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

3 BEDROOM HOME



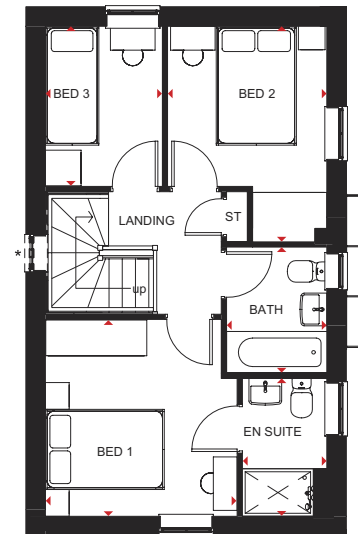
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2695mm	15'6" x 8'8"
WC	1891 x 945mm	6'2" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	3226 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2679 x 3628mm	8'9" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

(Approximate dimensions)

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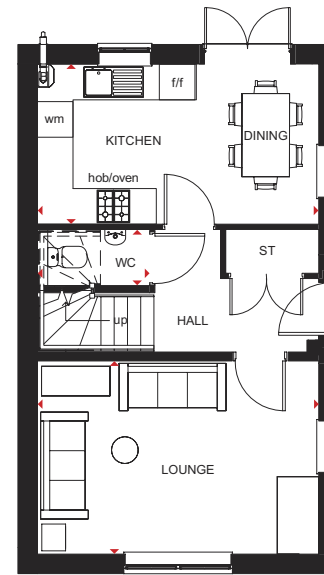
MORESBY

THE CLASSIC
COLLECTION

3 BEDROOM HOME



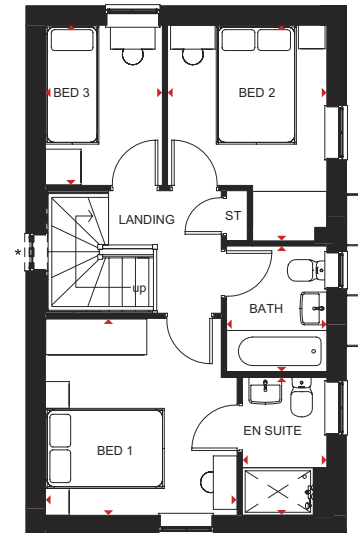
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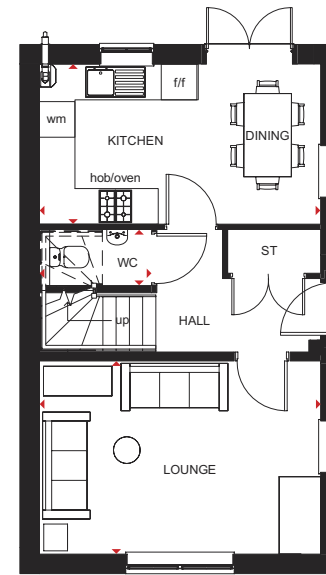
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	wm Washing machine space	

3 BEDROOM HOME



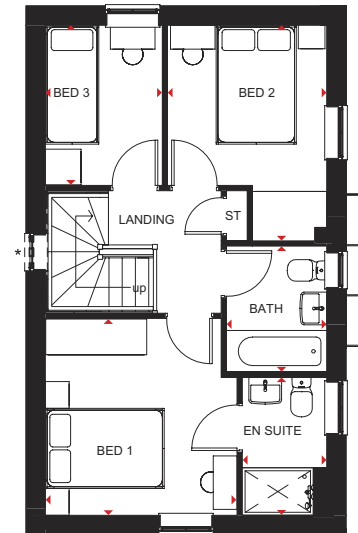
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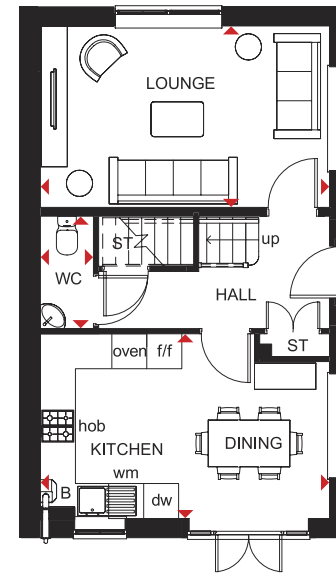
ENNERDALE

THE CLASSIC
COLLECTION

3 BEDROOM HOME



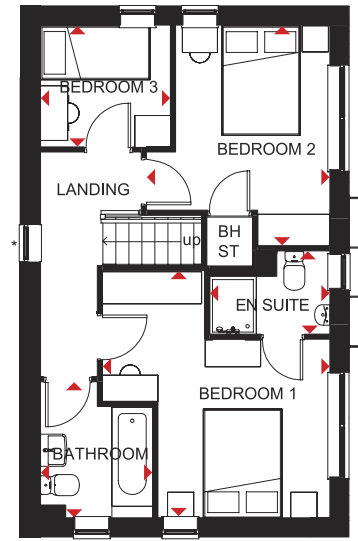
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main with en suite, and a single bedroom and family bathroom



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

[Approximate dimensions]



First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

[Approximate dimensions]

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KEY	B Boiler	wm Washing machine space	◀▶ Dimension location
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HOMES

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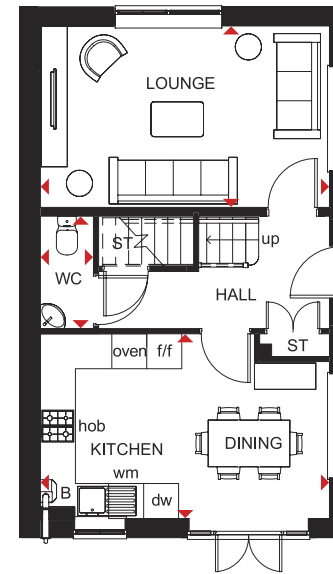
ENNERDALE

THE CLASSIC
COLLECTION

3 BEDROOM HOME



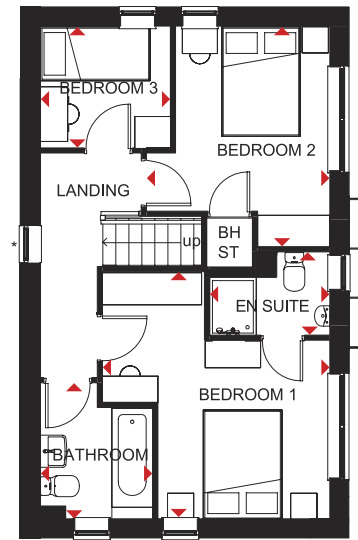
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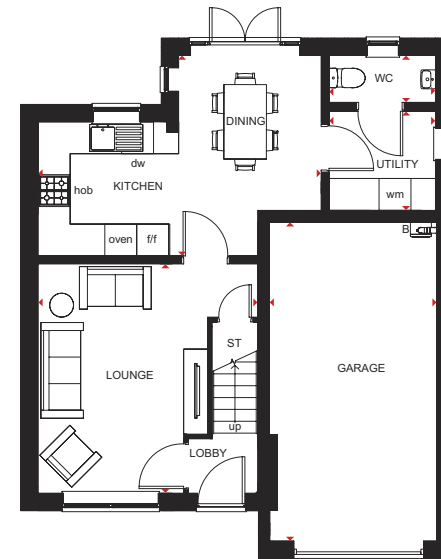
BEWDLEY

THE CLASSIC
COLLECTION

3 BEDROOM HOME



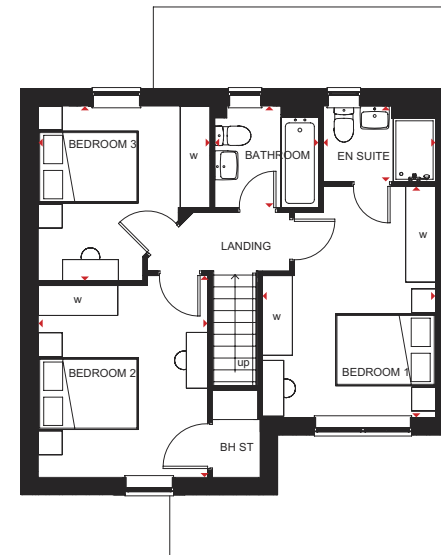
- Comfortable detached home with integral garage for added security
- Open-plan kitchen with spacious dining area and French doors to the rear garden
- Separate utility room
- Front-aspect lounge with room for all the family to relax
- An en suite main bedroom is upstairs, along with two double bedrooms and a family bathroom



Ground Floor

Lounge	4128 x 4312mm	13'7" x 14'2"
Kitchen/ Dining	5320 x 3773mm	17'5" x 12'5"
Utility	2002 x 1865mm	6'7" x 6'1"
WC	2002 x 900mm	6'7" x 2'11"
Garage	3150 x 6000mm	10'4" x 19'8"

[Approximate dimensions]



First Floor

Bedroom 1	3257 x 4348mm	10'8" x 14'3"
En Suite	2113 x 1425mm	6'11" x 4'8"
Bedroom 2	3185 x 3797mm	10'5" x 12'5"
Bedroom 3	3233 x 3289mm	10'7" x 10'9"
Bathroom	1951 x 1913mm	6'5" x 6'3"

[Approximate dimensions]

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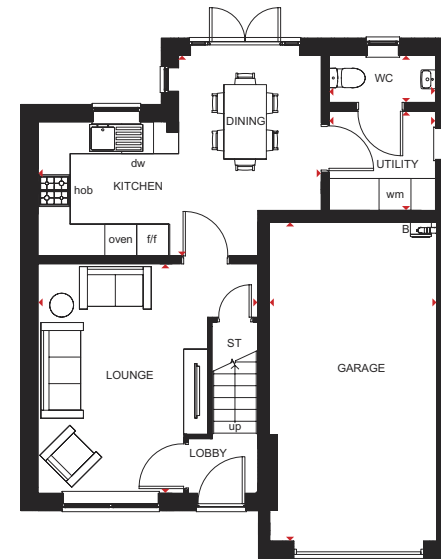
BEWDLEY

THE CLASSIC
COLLECTION

3 BEDROOM HOME



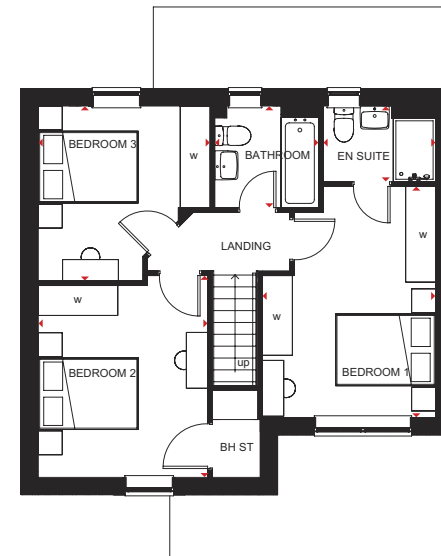
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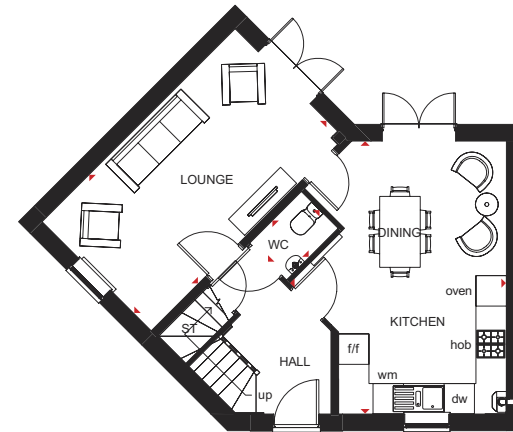
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	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead store	dw Dishwasher space	

3 BEDROOM HOME



- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms, the main with en suite, a single bedroom and the family bathroom



Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

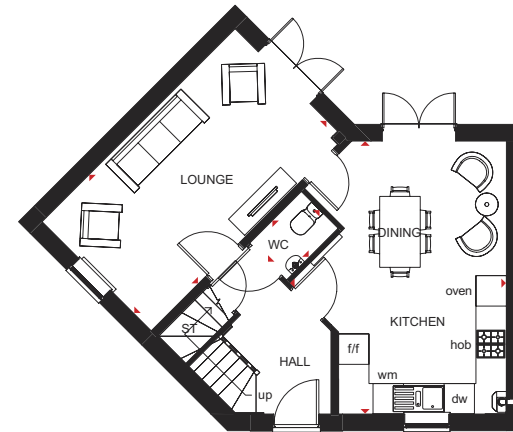
(Approximate dimensions)

KEY	ST Store	dw Dishwasher space
	wm Washing machine space	◀▶ Dimension location
	f/f Fridge/freezer space	

3 BEDROOM HOME



- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms, the main with en suite, a single bedroom and the family bathroom



Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

(Approximate dimensions)

KEY	ST Store	dw Dishwasher space
	wm Washing machine space	◀▶ Dimension location
	f/f Fridge/freezer space	

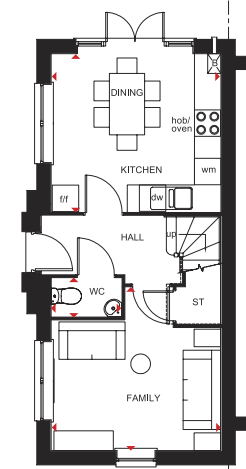
BRENTFORD

THE CLASSIC
COLLECTION

3 BEDROOM END-TERRACED HOME



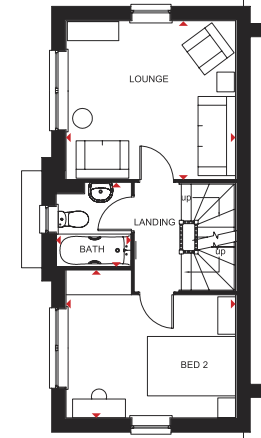
- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, with dual-access shower room, are on the top floor



Ground Floor

Kitchen/ Dining Room	3860 x 3598mm	12'8" x 11'10"
Family Room	3860 x 3712mm	12'8" x 12'2"
WC	1600 x 846mm	5'3" x 2'9"

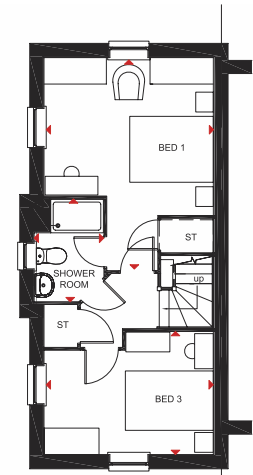
(Approximate dimensions)



First Floor

Lounge	3860 x 3610mm	12'8" x 11'8"
Bedroom 2	3860 x 3324mm	12'8" x 10'9"
Bathroom	1882 x 1700mm	6'1" x 5'7"

(Approximate dimensions)



Second Floor

Bedroom 1	3860 x 4832mm	12'8" x 15'10"
Bedroom 3	3860 x 2798mm	12'8" x 9'1"
Shower Room	2315 x 1576mm	7'7" x 5'2"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



BARRATT
HOMES

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BWM/431080/JAN21

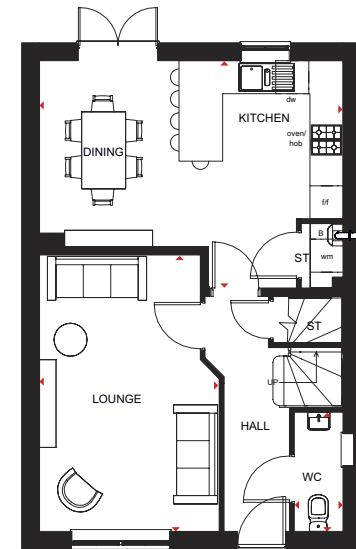
CHESTER

THE CLASSIC
COLLECTION

4 BEDROOM HOME



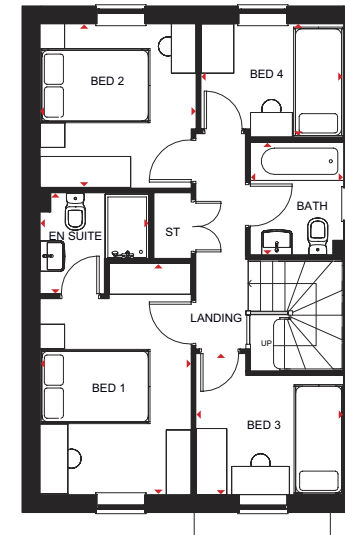
- An ideal family home filled with light through oversized windows
- A large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- A spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	5026 x 3269mm	16'6" x 10'9"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	2164 x 886mm	7'1" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	4205 x 2746mm	13'10" x 9'0"
En Suite	1983 x 1835mm	6'6" x 6'0"
Bedroom 2	2986 x 2826mm	9'10" x 9'3"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	2048 x 1698mm	6'9" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



BARRATT
HOMES



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BWM/431079/JAN21

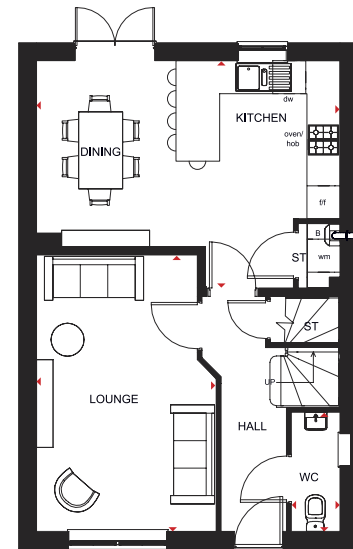
CHESTER

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



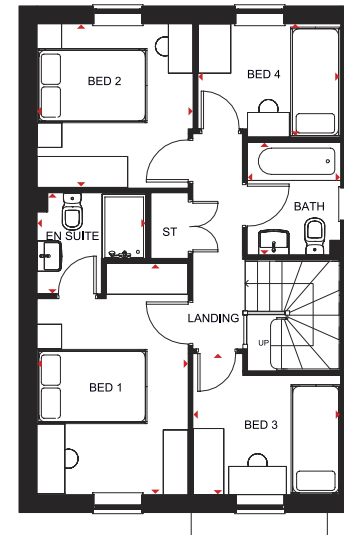
- An ideal family home filled with light through oversized windows
- A large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- A spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	5026 x 3269mm	16'6" x 10'9"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	2164 x 886mm	7'1" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	4205 x 2746mm	13'10" x 9'0"
En Suite	1983 x 1835mm	6'6" x 6'0"
Bedroom 2	2986 x 2826mm	9'10" x 9'3"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	2048 x 1698mm	6'9" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



BARRATT
HOMES

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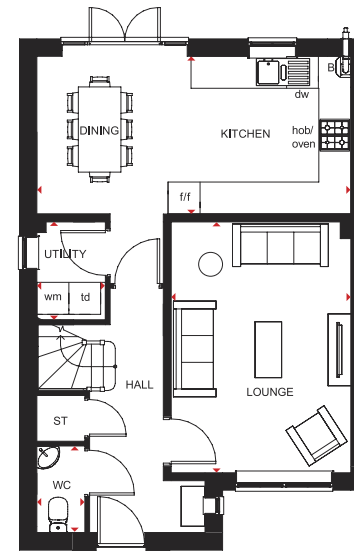
NEW
HOMES
QUALITY
CODE

BWM/431190/DEC20

4 BEDROOM HOME



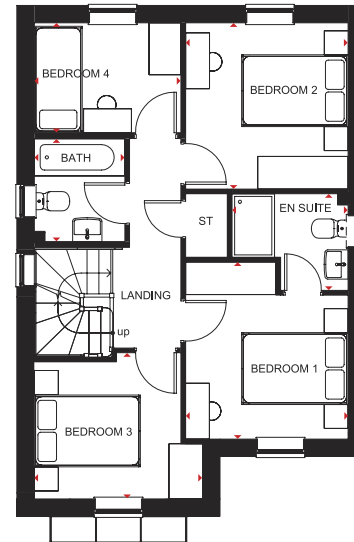
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs features three double bedrooms, the main with en suite, one single bedroom and a family bathroom



Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

(Approximate dimensions)



First Floor

Bedroom 1	3328 x 3054mm	10'11" x 10'0"
En suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3123 x 3054mm	10'3" x 10'0"
Bedroom 3	3160 x 2747mm	10'4" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1937 x 1700mm	6'4" x 7'0"

(Approximate dimensions)

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

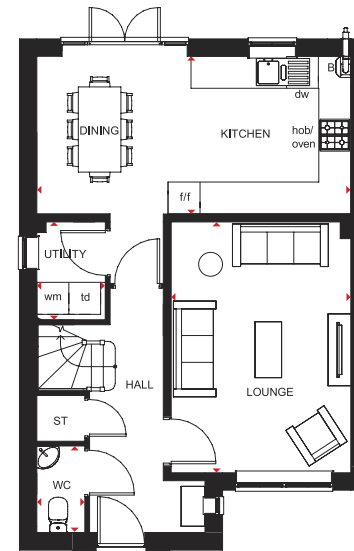
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		



4 BEDROOM HOME



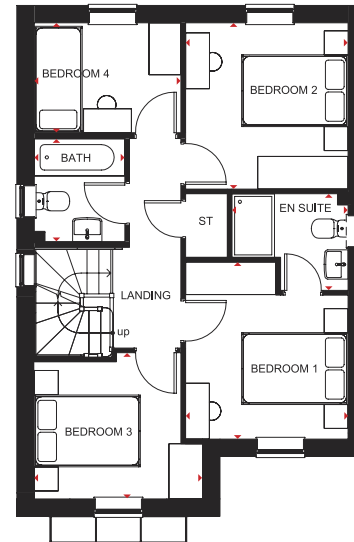
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs features three double bedrooms, the main with en suite, one single bedroom and a family bathroom



Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

[Approximate dimensions]



First Floor

Bedroom 1	3328 x 3054mm	10'11" x 10'0"
En suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3123 x 3054mm	10'3" x 10'0"
Bedroom 3	3160 x 2747mm	10'4" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1937 x 1700mm	6'4" x 7'0"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		



BARRATT
HOMES

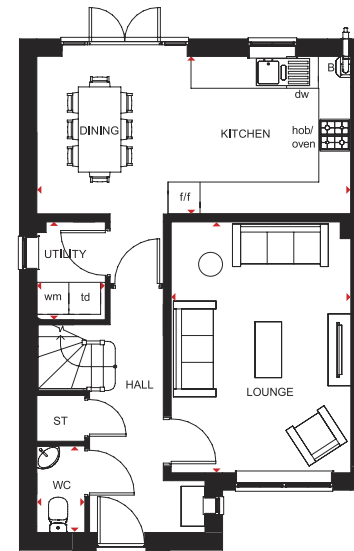
KINGSLEY

THE CLASSIC
COLLECTION

4 BEDROOM HOME



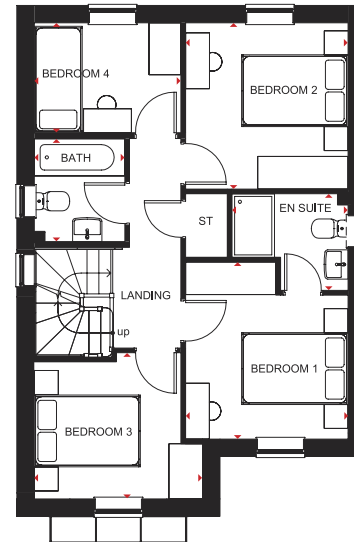
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs features three double bedrooms, the main with en suite, one single bedroom and a family bathroom



Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

[Approximate dimensions]



First Floor

Bedroom 1	3328 x 3054mm	10'11" x 10'0"
En suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3123 x 3054mm	10'3" x 10'0"
Bedroom 3	3160 x 2747mm	10'4" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1937 x 1700mm	6'4" x 7'0"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	td Tumble dryer space	

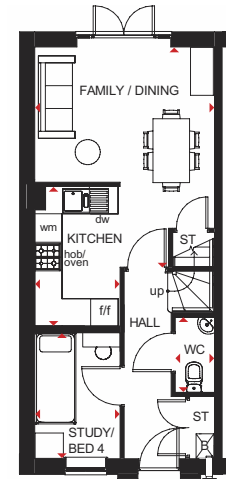
HAVERSHAM

THE CLASSIC
COLLECTION

4 BEDROOM HOME



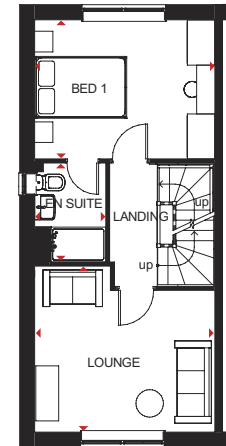
- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a fitted kitchen with family and dining area and French doors leading to the garden, and a single bedroom or study
- The spacious lounge is upstairs on the first floor, along with the main bedroom with en suite
- The second floor has two double bedrooms and a bathroom



Ground Floor

Family/Dining	4818 x 3936mm	15'10" x 12'11"
Kitchen	1865 x 3063mm	6'1" x 10'1"
WC	861 x 1649mm	2'10" x 5'5"
Study/ Bedroom 4	1865 x 2751mm	6'1" x 9'0"

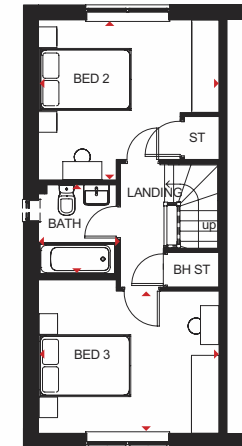
(Approximate dimensions)



First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)



Second Floor

Bedroom 2	3936 x 3488mm	12'11" x 11'5"
Bedroom 3	3936 x 3345mm	12'11" x 11'0"
Bathroom	1695 x 1963mm	5'7" x 6'5"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

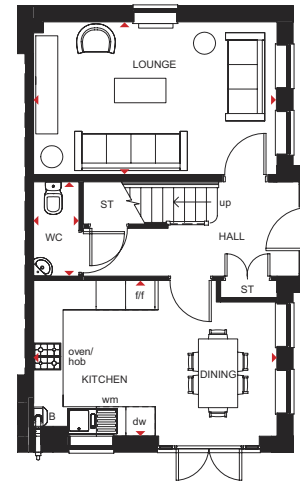
HESKETH

THE CLASSIC
COLLECTION

4 BEDROOM HOME



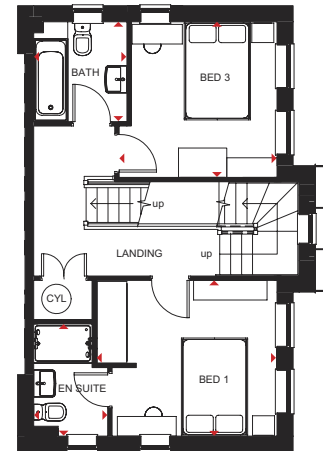
- A spacious family home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the main with en suite, and the family bathroom
- Two further double bedrooms and a shower room are on the second floor



Ground Floor

Lounge	4963 x 3113mm	16'3" x 10'3"
Kitchen/Dining	4963 x 3175mm	16'3" x 10'5"
WC	925 x 1923mm	3'0" x 6'4"

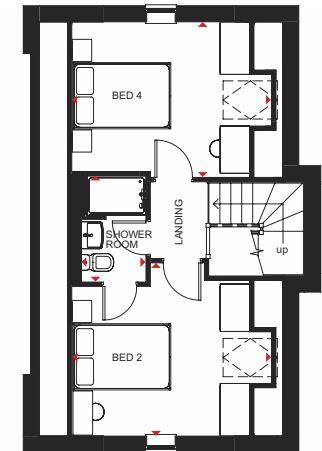
(Approximate dimensions)



First Floor

Bedroom 1	3684 x 3175mm	12'1" x 10'5"
En Suite	1511 x 2287mm	4'11" x 7'6"
Bedroom 3	3220 x 3175mm	10'7" x 10'5"
Bathroom	1903 x 2038mm	6'3" x 6'8"

(Approximate dimensions)



Second Floor

Bedroom 2	4076 x 3532mm	13'4" x 11'7"
Bedroom 4	4076 x 3175mm	13'4" x 10'5"
Shower room	1323 x 2168mm	4'4" x 7'1"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		



BARRATT
HOMES

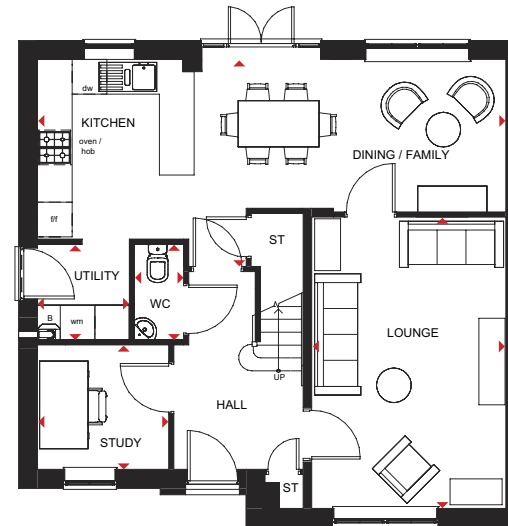


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4 BEDROOM HOME



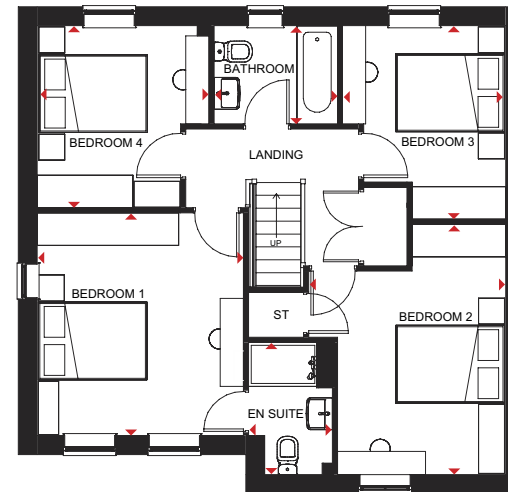
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3557 x 3858mm	11'6" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	ff	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

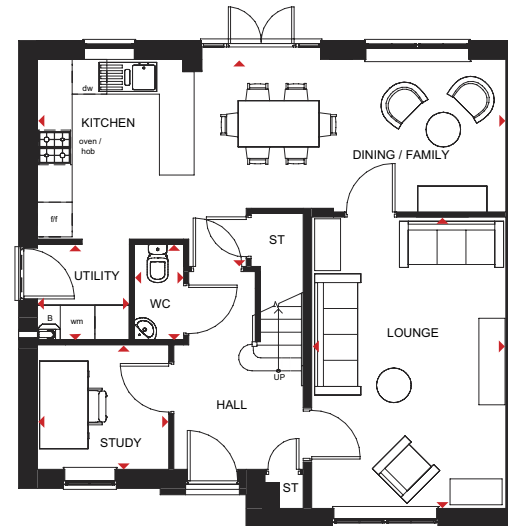
RADLEIGH

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



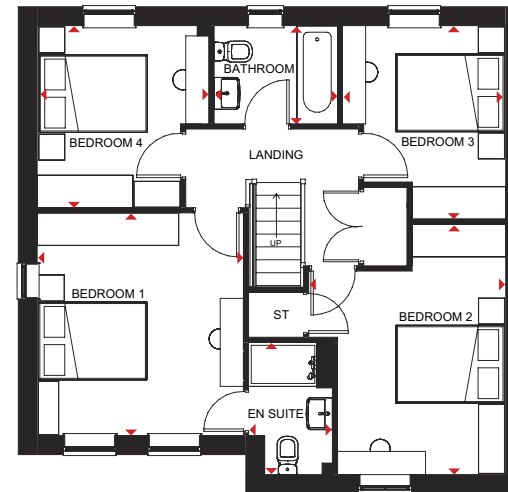
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3557 x 3858mm	11'6" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

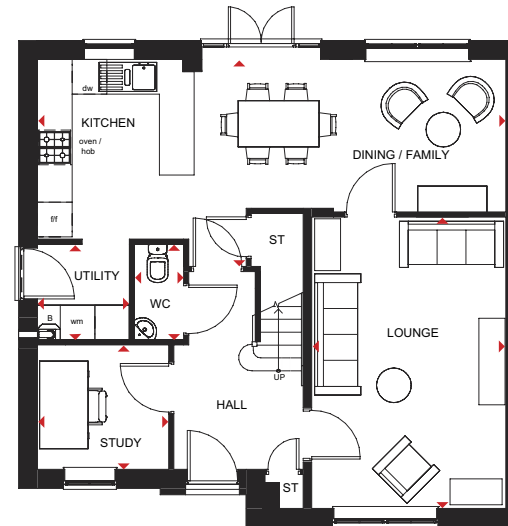
(Approximate dimensions)

KEY	B	Boiler	ff	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

4 BEDROOM DETACHED HOME



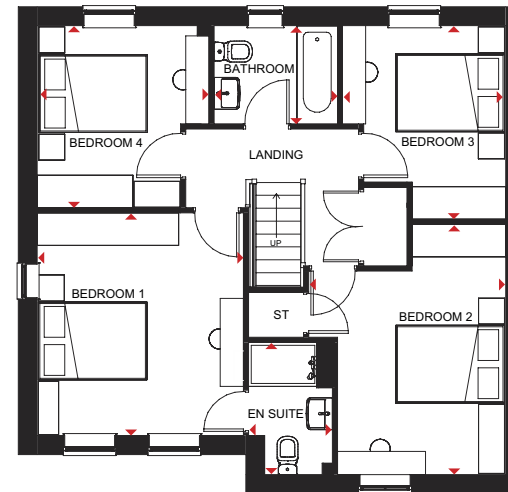
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite shower room, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3557 x 3858mm	11'6" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	ff	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

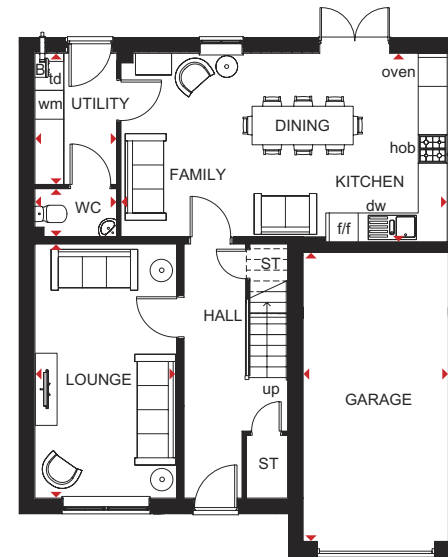
ASHBURTON

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



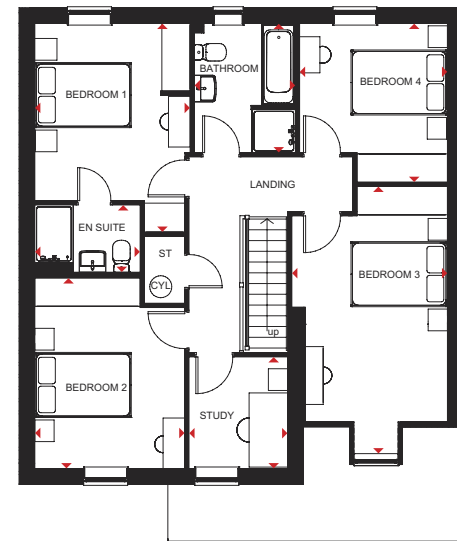
- The Ashburton combines a wonderfully classic look with modern-day comfort. It is the perfect family home with a large lounge and an open-plan kitchen/dining/family room
- The ground floor comes complete with an integrated garage, as well as a utility room with access to the garden
- Upstairs are four double bedrooms, the main bedroom with en suite and a separate bathroom. If you work from home there's a comfortable study, so no need to convert a bedroom



Ground Floor

Lounge	2947 x 5275mm	9'8" x 17'4"
Kitchen/ Dining/Family	6772 x 3915mm	22'3" x 12'10"
Utility	1700 x 2722mm	5'7" x 8'11"
WC	1700 x 1000mm	5'7" x 3'3"
Garage	3015 x 6000mm	9'11" x 19'8"

[Approximate dimensions]



First Floor

Bedroom 1	3222 x 4328mm	10'7" x 14'2"
En Suite	2185 x 1395mm	7'2" x 4'7"
Bedroom 2	3111 x 3955mm	10'2" x 13'0"
Bedroom 3	3227 x 5569mm*	10'7" x 18'3"
Bedroom 4	3067 x 3293mm*	10'1" x 10'10"
Study	2046 x 2318mm	6'9" x 7'7"
Bathroom	2095 x 2681mm	6'10" x 8'10"

[Approximate dimensions]

*Overall floor dimension includes lower ceiling areas.

KEY	B Boiler	wm Washing machine space	dw Dishwasher space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	CYL Cylinder	td Tumble dryer space	

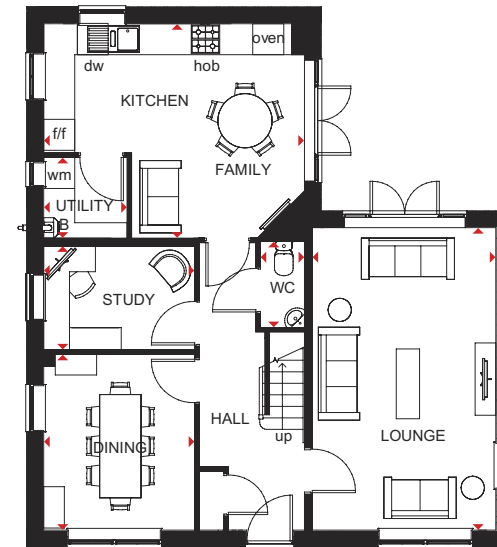
ALNMOUTH

THE CLASSIC
COLLECTION

4 BEDROOM HOME



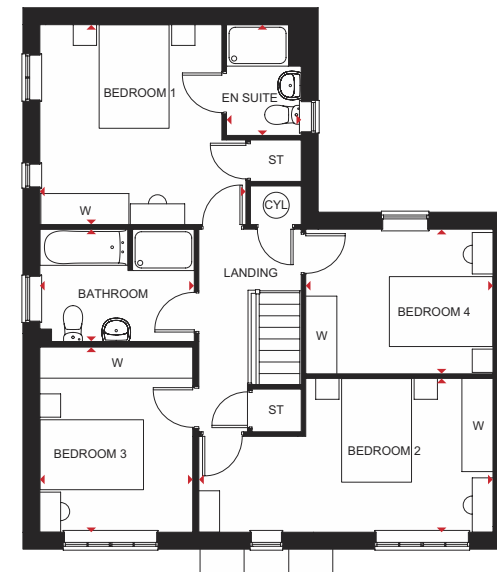
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room, and a study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and family bathroom



Ground Floor

Lounge	5851 x 3552mm	19'2" x 11'7"
Dining Room	3400 x 2922mm	11'1" x 9'6"
Family/Kitchen	4150 x 5045mm	13'6" x 16'6"
Study	2010 x 2922mm	6'6" x 9'6"
Utility	1612 x 1562mm	5'3" x 5'1"
WC	1668 x 852mm	5'5" x 2'8"

(Approximate dimensions)



First Floor

Bedroom 1	3977 x 3859mm	13'0" x 12'7"
En Suite	1443 x 2138mm	4'7" x 7'0"
Bedroom 2	5678 x 2970mm	18'6" x 9'7"
Bedroom 3	2950 x 3572mm	9'7" x 11'7"
Bedroom 4	3614 x 2793mm	11'9" x 9'2"
Bathroom	2984 x 2169mm	9'8" x 7'11"

(Approximate dimensions)

KEY	B	Boiler	w	Wardrobe space	dw	Dishwasher space
	ST	Store	wm	Washing machine space	◀▶	Dimension location
	CYL	Cylinder	f/f	Fridge/freezer space		



BARRATT
HOMES

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NEW
HOMES
QUALITY
CODE

BWM/431077/JAN21

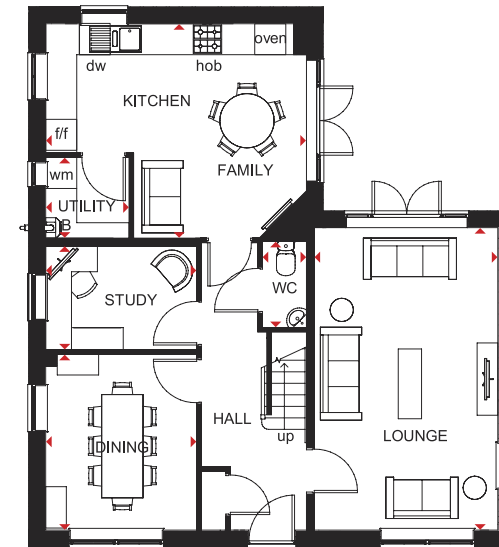
ALNMOUTH

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



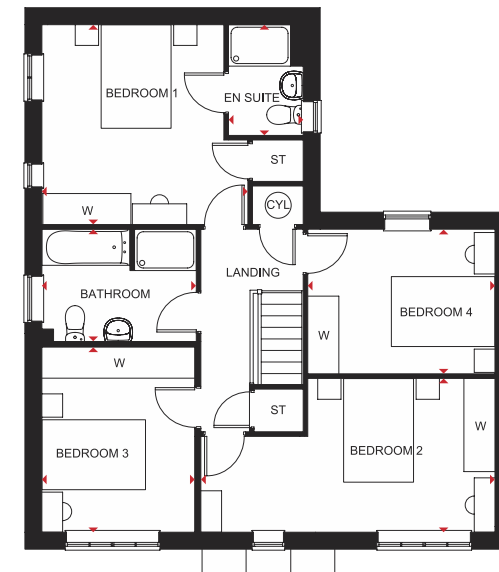
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room, and a study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite, and family bathroom



Ground Floor

Lounge	5851 x 3552mm	19'2" x 11'7"
Dining Room	3400 x 2922mm	11'1" x 9'6"
Family/Kitchen	4150 x 5045mm	13'6" x 16'6"
Study	2010 x 2922mm	6'6" x 9'6"
Utility	1612 x 1562mm	5'3" x 5'1"
WC	1668 x 852mm	5'5" x 2'8"

(Approximate dimensions)



First Floor

Bedroom 1	3977 x 3859mm	13'0" x 12'7"
En Suite	1443 x 2138mm	4'7" x 7'0"
Bedroom 2	5678 x 2970mm	18'6" x 9'7"
Bedroom 3	2950 x 3572mm	9'7" x 11'7"
Bedroom 4	3614 x 2793mm	11'9" x 9'2"
Bathroom	2984 x 2169mm	9'8" x 7'11"

(Approximate dimensions)

KEY	B	Boiler	w	Wardrobe space	dw	Dishwasher space
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BARRATT
HOMES

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NEW
HOMES
QUALITY
CODE

BWM/431186/JAN21

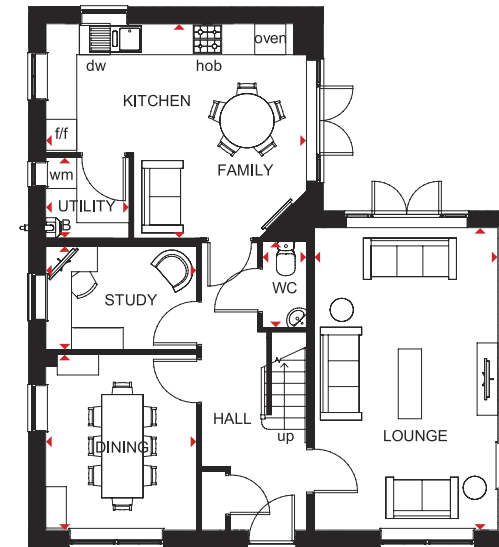
ALNMOUTH

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



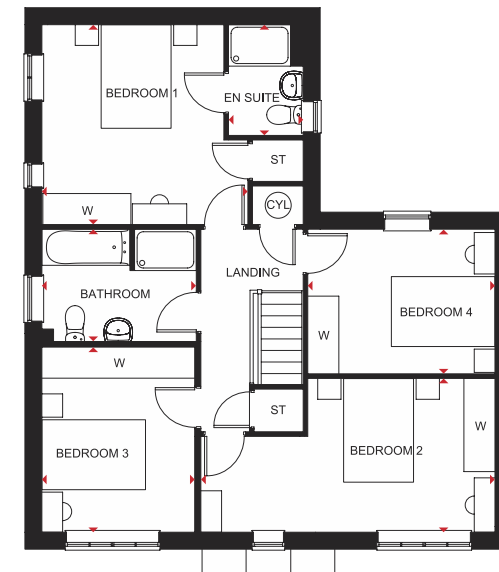
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room, and a study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and family bathroom



Ground Floor

Lounge	5851 x 3552mm	19'2" x 11'7"
Dining Room	3400 x 2922mm	11'1" x 9'6"
Family/Kitchen	4150 x 5045mm	13'6" x 16'6"
Study	2010 x 2922mm	6'6" x 9'6"
Utility	1612 x 1562mm	5'3" x 5'1"
WC	1668 x 852mm	5'5" x 2'8"

(Approximate dimensions)



First Floor

Bedroom 1	3977 x 3859mm	13'0" x 12'7"
En Suite	1443 x 2138mm	4'7" x 7'0"
Bedroom 2	5678 x 2970mm	18'6" x 9'7"
Bedroom 3	2950 x 3572mm	9'7" x 11'7"
Bedroom 4	3614 x 2793mm	11'9" x 9'2"
Bathroom	2984 x 2169mm	9'8" x 7'11"

(Approximate dimensions)

KEY	B	Boiler	w	Wardrobe space	dw	Dishwasher space
	ST	Store	wm	Washing machine space	◀▶	Dimension location
	CYL	Cylinder	f/f	Fridge/freezer space		

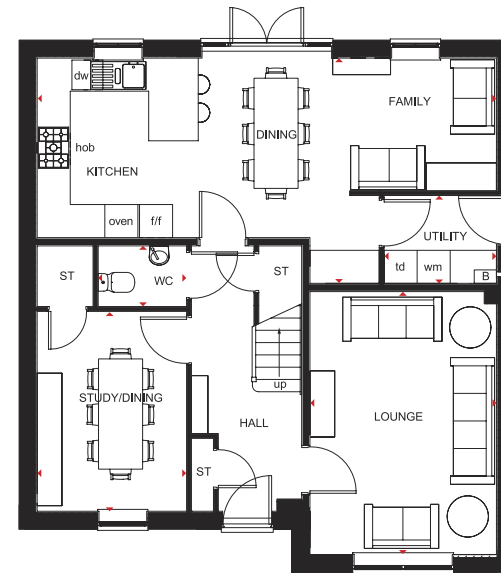
LAMBERTON

THE CLASSIC
COLLECTION

5 BEDROOM DETACHED HOME



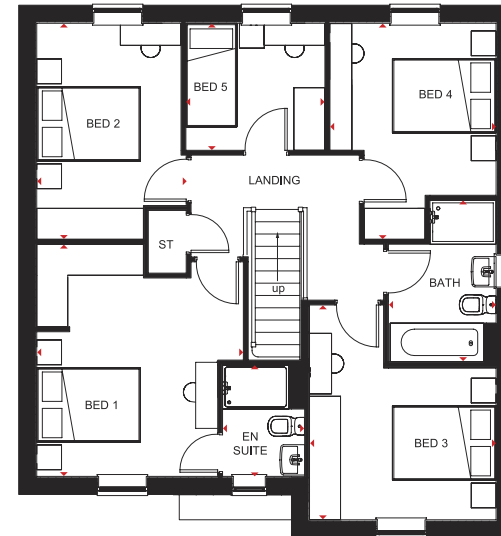
- Spacious family home where flexibility is the key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge, and study or formal dining room
- Four double bedrooms, the main with en suite, a single bedroom and the family bathroom with shower are on the first floor



Ground Floor

Lounge	3385 x 4773mm	11'11" x 15'8"
Kitchen/Dining/ Family	8335 x 4088mm	27'4" x 13'5"
Study/Dining	2712 x 3627mm	8'11" x 11'11"
Utility	2039 x 1595mm	6'8" x 5'3"
WC	1601 x 1101mm	5'3" x 3'7"

(Approximate dimensions)



First Floor

Bedroom 1	3750 x 4214mm	12'4" x 13'10"
En suite	1490 x 2023mm	4'11" x 6'8"
Bedroom 2	2713 x 3921mm	8'11" x 12'10"
Bedroom 3	3385 x 3898mm	11'1" x 12'9"
Bedroom 4	3018 x 3921mm	9'11" x 12'10"
Bedroom 5	2523 x 2305mm	8'3" x 7'7"
Bathroom	1953 x 2931mm	6'5" x 9'7"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	td	Tumble dryer space	



BARRATT
HOMES

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BWM/431093/DEC20

5 BEDROOM DETACHED HOME



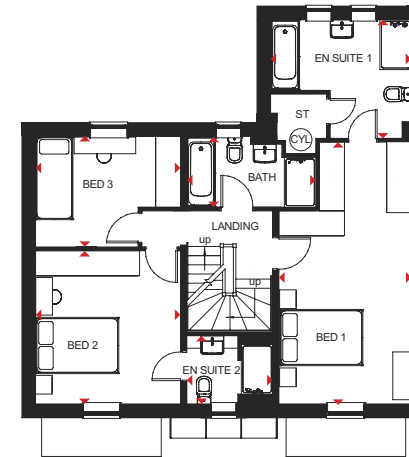
- Everything in this spacious home is designed for the modern family: a large kitchen with French doors to the garden, an adjoining utility room, a separate lounge and a dining room
- The generous main bedroom with en suite, another double with en suite, a single bedroom and a bathroom are on the first floor
- Upstairs on the second floor are a further double bedroom and a single, along with a shower room



Ground Floor

Lounge	3483 x 6988mm	11'5" x 22'9"
Kitchen/Family	3384 x 6282mm	11'1" x 20'7"
Dining	3184 x 3357mm	10'5" x 11'0"
Utility	1784 x 2061mm	5'10" x 6'9"
WC	975 x 1600mm	3'2" x 5'3"

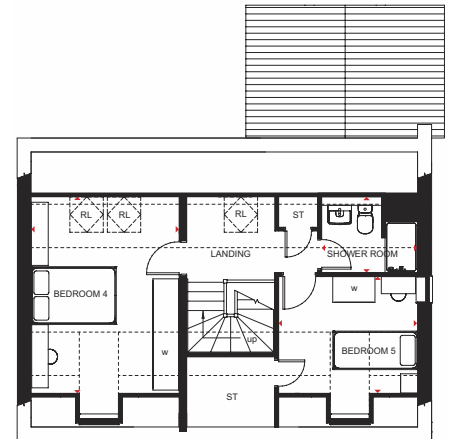
(Approximate dimensions)



First Floor

Bedroom 1	3184 x 6287mm	10'5" x 20'8"
En Suite 1	3384 x 2849mm	11'1" x 9'4"
Bedroom 2	3483 x 3678mm	11'5" x 12'1"
En Suite 2	1637 x 2061mm	5'4" x 6'9"
Bedroom 3	3483 x 2656mm	11'5" x 8'9"
Bathroom	1698 x 3095mm	5'7" x 10'2"

Approximate dimensions



Second Floor

Bedroom 4	3459 x 5073*mm	11'4" x 16'6"*
Bedroom 5	3209 x 3246*mm	10'5" x 10'6"*
Shower room	1776 x 2241*mm	5'10" x 7'4"*

(Approximate dimensions)

*Overall floor dimension includes lower ceiling areas

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space		
	CYL	Cylinder	dw	Dishwasher space	RL	Roof light		

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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